

**AUGUSTA TOWNSHIP
AGENDA
AGRICULTURE & RURAL AFFAIRS COMMITTEE MEETING
February 2, 2022 at 6:30 P.M.**

REGULAR COMMITTEE – SESSION

- A. Call to Order
- B. Approval of Agenda
- C. Approval of Minutes of Previous Meetings - None
- D. Disclosure of Interest and Nature Thereof
- E. Business Arising from Past Meetings
- F. Planning Applications - REPORT
 - Severance: B-182-21 (Reaney)
 - Severance: B-183-21 (Reaney)
- G. Other Business – REPORT
 - Official Plan Amendments to the United Counties of Leeds and Grenville
Official Plan Additional Residential Unit Policies and Aggregate Resources
Amendments
 - Minutes of ARAC meeting of November 3, 2021
- H. Discuss Date of Next Meeting
- I. Adjournment

AUGUSTA TOWNSHIP

TO: AGRICULTURE AND RURAL AFFAIRS COMMITTEE

DATE: February 2, 2022

RE: Severance Applications B-182-21 and B-183-21 (Reaney)
Con. 6, Pt. Lot 15/16 (Agent: ZanderPlan)

AUTHOR: Barbara Kalivas, Planner (Interim) – prepared January 27, 2022

RECOMMENDATION:

THAT Augusta Council recommend to the United Counties of Leeds and Grenville Consent Approval Authority that consent application B-182-21 (Reaney) and B-183-21 (Reaney) be approved, subject to the following conditions:

1. That the balance of any outstanding taxes, including penalties and interest, (and any local improvement charges, if applicable) (roll no. 0706 000 0201503) shall be paid to Augusta Township.
2. That an acceptable reference plan, survey or legal description of the severed lands and the deed or instrument conveying the severed lands be submitted to Augusta Township.
3. That the road allowance of Charleville Road be widened as required to 10 metres from the centreline of the road, across the frontage of the severed and retained lands and that a Transfer/Deed conveying the said land to Augusta Township be prepared and executed and such lands be confirmed free/clear of any encumbrances, in consideration of the payment of \$1.00.
4. That a cash-in-lieu of parkland levy of \$500.00 for application B-182-21 and a cash-in-lieu of parkland levy of \$500.00 for application B-183-21 be paid to Augusta Township, as new building lots are resulting.
5. That the applicant, at their sole cost/expense, demonstrate that a sufficient quantity and quality of water is available to serve the severed parcels for their intended residential use (this assessment is to be done by a qualified consultant/hydrogeological firm and the applicant shall consult with the Township regarding this condition.
6. That an Environmental Impact Study/statement (EIS) to the satisfaction of the South Nation Conservation Authority (SNCA) be submitted to identify suitable building envelopes as/if required by the SNCA and if preferred suitable building envelopes on the severed and retained lots resulting from the EIS cannot be regulated by South Nation's permitting under Ont. Reg. 170/06 which regulates lands within 120 m of the wetlands, then a suitable development agreement, authorized by Township by-law would need to be entered into with the Township and registered on title to prescribe a suitable building envelope within the 120 m adjacent lands to the wetlands. The Township would consult with the SNCA following the EIS submission to see if this is required.
7. That all costs associated with fulfilment of conditions are at the applicant's sole expense.

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8. That favourable comments are received by the Consent Approval Authority from circulated commenting agencies.

PURPOSE:

The United Counties of Leeds and Grenville's Consent Granting Authority has received and circulated severance application, B-182-21 (Reaney) and B-183-21 (Reaney) to prescribed/required agencies, to area property owners within the prescribed distance and to the Township for comment. The application has been filed by the owner's agent ZanderPlan Inc. (Tracy Zander). Refer to the **attached applications (excerpts) and site sketches**. In brief:

- B-182-21 (severance #1) proposes to create one new 0.814 ha (2.0 acre) residential building lot with 60 m (200 ft.) of lot frontage on Charleville Rd. and;
- B-183-21 (severance #2) proposes to create a second new, similarly sized 0.844 (2.08 acre) building lot with 60 m (200 ft.) of lot frontage on Charleville Rd.
- The retained lands would have 11.962 ha (29.56 acres) with 119 m (390 ft.) frontage on Charleville Rd.

The Reaney property is located between 6801 and 6875 Charleville Rd, across from 6850 Charleville Rd.

CONSULTATION:

One nearby resident wrote in as part of the United Counties' Consent Granting Authority public consultation to express a concern regarding added residential development in the rural area and advising of their non-concurrence with the applications. A copy of this submission (by A. and E. Kiss) dated January 21, 2022 was provided to the Township's Planner by the Secretary-Treasurer to the United Counties Consent Authority and is **attached** for full reference by the Agricultural and Rural Affairs Committee. The Agent, Tracy Zander of ZanderPlan, responded to this letter, in a letter dated January 26, 2022 to the Counties and provided the Township's Planner with a copy. The Agent's response letter is **attached**. The Counties advised that they would share this response letter with the area resident.

In response to the Counties' agency circulation, the South Nation Conservation Authority provided comments in relation to these severances dated January 25, 2022 and South Nation shared their comments with the Township's Planner. A copy of South Nation's comments are **attached** for full reference as well.

At the Township level, the proposed severances/site locations were circulated internally by the Township's Planner to the Chief Building Official, the Public Works Manager and to the Fire Chief. No concerns or foreseeable issues were noted. The standard payment of any outstanding taxes condition on severances was discussed with the Acting Treasurer and confirmed as a standard condition to apply to all severance approvals.

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BACKGROUND:

The existing property is 13.62ha (33.65 acres) with 239 m (784 ft.) of road frontage on the north side of Charleville Rd. The subject property is located between 6801 and 6875 Charleville Rd, with the two proposed new lots to be severed located across from 6850 Charleville Rd. There are also vacant lots immediately adjacent to 6850 Charleville Rd., directly across from the subject lands. Refer to the **attached GIS imagery** from 2019 identifying the existing property, which show developed and vacant lots in the vicinity, specifically, directly across the road from the subject property.

The lots to be severed are zoned RU, Rural and severance #2, being B-183-12 is partially within the 120 m limit of the designated wetlands located across Charleville Road. The retained lot is zoned Rural and contains a PSW, wetlands zone, with 120 m adjacent lands. The severed lots do not propose to divide the wetland feature on the subject property, as it will remain with the retained lands. The retained lot is also impacted by adjacent lands, within 120 m of the wetlands on the rear of the subject lot itself and also by the adjacent lands related to the wetlands located on the opposite side of Charleville Rd.

The proposed severed lots would meet the minimum lot size in the RU zone for residential use and offer 60 m of lot frontage, where the RU zone requires a minimum lot frontage of 30 m.

ANALYSIS:

Under the Official Plan, lot creation from an original lot that existed as of July 26, 2004, via severance may result in the creation of three lots (including the retained lot), so in effect, two new building lots subject to meeting other policies in the plan. The subject property appears to be eligible for severance consideration to create two new building lots, as no previous severances appear to have been taken off the original lot since July 26, 2004. While eligible for severance consideration, the severances must meet other policies in the Official Plan.

This property is designated Rural and Provincially Significant Wetlands in the Township's Official Plan and Rural Lands and Provincially Significant Wetlands in the County's Official Plan. Parts of the property are within the 120 m influence area of the wetlands which lie at the rear of the property and parts of the lot to be severed under B-183-21 are within the adjacent lands, being within 120 m of wetlands located off the property across Charleville Rd. As such, given the wetland influence area extending onto the lands, a supportive environmental impact assessment/study (EIS) is required as these new lot developments extend within these potentially environmentally sensitive areas/influence areas.

A favourable EIS demonstrating suitable building envelopes has been requested by the South Nation Conservation Authority to support these land developments/severances in their comments provided to the County (refer to attached South Nation Conservation Authority comments dated January 25, 2022, a copy of which was provided to the

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Township's Planner). This requirement is noted as a condition of approval by the South Nation Conservation Authority and also referenced as a Township condition/requirement to support the severances. Given that adjacent lands are included in the severance (B-183-21 specifically), the Township's Official Plan, Section 9.4.9 Complete Applications requires this (EIS) study. The EIS requirement has been captured as a recommended condition of approval in this report.

Development is proposed on private services (well/septic) and while the lots to be severed themselves are not shown to be on/immediately above highly vulnerable aquifers, the wider Township area appears to be subject to highly vulnerable aquifer features, as detailed on the County's GIS layer. As such ensuring a suitable supply of groundwater and its quality is a reasonable requirement of development/severance, especially as two new building lots are being proposed. In 2021, ten (10) new lot severances were considered by the Township and *all* required a hydrogeology type assessment by a qualified consultant to assess water supply and ensure water quality parameters for new lot developments/severances. This policy and Township practice has been captured as a recommended condition of approval in this report.

The Rural policies provides limited opportunity to develop low density residential development in the rural area, while preserving the identify and character of the rural area. (Section 3.1.1). The policy provides that inefficient land use patterns such as strip or scattered development are to be avoided. The policy does not define these terms and as such they are an interpretation during severance assessments by the Township. The minimum new lot size of 0.8 under the Official Plan is met in these applications. The subject new lots are in somewhat close proximity to other residential dwellings on the same side of the road, however without being too close to create visual strip development. Also, the existing residential lot development in the area and existing vacant lots of record directly across the road, provide for a cluster of development in this area. The proposed lots provide ample lot frontages and lot sizes to meet/exceed zoning standards and meet Official Plan lot size requirements.

Other rural policies to be regarded are ensuring that new lot development meets the minimum separation distance (MDS) standards from any livestock barns in the area, and the agent/planner filing the applications has confirmed this is met.

This severance applications, subject to the recommended conditions of approval, appear to conform with the intent of the Provincial Policy Statement (2020), the United Counties of Leeds and Grenville Official Plan, the Augusta Official Plan and the Augusta Zoning By-law to enable rural severances and associated limited residential development. The recommended conditions capture policy considerations and past standard/typical conditions of approval by the Township for severances.

POLICY IMPLICATIONS:

There are no implications for current policies, subject to recommended conditions of approval.

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FINANCIAL CONSIDERATIONS:


There are no budgetary requirements for the Township.

OPTIONS:

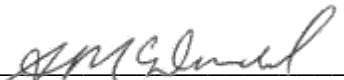
- 1. Support the severance applications proceeding to the Counties Consent Granting Authority based on the planner's recommendation with conditions as written.
- 2. Support the severance application proceeding to the Counties Consent Granting Authority based on the planner's recommendation with revisions as may be deemed appropriate by the Agricultural and Rural Affairs Committee.
- 3. Do not support the severance applications.

LINK TO MUNICIPAL PLANS:

The recommendations on Severance Application B-182-21 and B-183-21, with stated conditions, appear to align with the rural severance policies of the Augusta's Official Plan and will meet/exceed the zone provisions of Augusta's Zoning By-law.



Barbara Kalivas, RPP, MCIP
Planner (Interim)



Steve McDonald, CAO
Township of Augusta

Attachments.

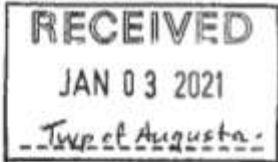
- Severance B-182-21 & B-183-21 excerpts.
- Kiss letter of Jan.21/22.
- ZanderPlan letter of Jan.26/22.
- South Nation CA letter of Jan.25/22.
- GIS imagery (2019).

AUGUSTA TOWNSHIP



Severance #1

APPLICATION FOR CONSENT
Under Section 53 of the Planning Act
UNITED COUNTIES OF LEEDS AND GRENVILLE



File No. B- 182-21

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

Roll Number 070600002015403 (Mandatory 15 digits)

Date consulted with Municipality: Nov 24/21 Date Accepted: December 21, 2021

1. **NAME OR OWNER(S):** David Reaney
ADDRESS, CITY/TOWN: 7525 County Road 21 Spencerville ON
POSTAL CODE: K0E 1X0 **TELEPHONE: (Home)** _____ **(Work)** _____
EMAIL ADDRESS: _____

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner’s authorization is required if the applicant is not the owner)
ZanderPlan Inc.
ADDRESS, CITY/TOWN: P.O Box 20148, Perth On
POSTAL CODE: K7H 3M6 **TELEPHONE: (Home)** _____ **(Work)** 613-264-9600

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
Former Municipality: Augusta Concession No. 6 Lot No. Part Lot 15 and 16
Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. 15R8289 Part 3
Civic Address: Charleville Road
Are there any easements or restrictive covenants affecting the subject land? Yes No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
 Creation of New Lot Addition to a Lot An easement/right-of-way
 Other - Correction of Title, Or Lease
Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged _____
* If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**
Frontage 60.0 m (metres) Depth Irregular 137m (metres) Area (hectares) 2.01 ac/ 0.814 ha
Existing Use Vacant Proposed Use Future Residential
Number and use of buildings and structures:
Existing None Proposed Future Residential Dwelling

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
Frontage 119.0 m (metres) Depth Irregular (metres) Area (hectares) 31.64 ac / 12.806 ha
Existing Use Vacant Proposed Use Same
Number and use of buildings and structures: None

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Effective date September 2021

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8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year <u>Charleville Road</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

11. **LAND USE:**
 What is the existing UCLG Official Plan designation of the subject land? Rural Lands, PSW *unstable soil*
 What is the existing Municipal Official Plan designation of the subject land? Rural, PSW
 What is the Zoning of the subject land? Rural (RU), Wetlands (PSW)

12. Please check YES or NO to the following:

USE OR FEATURE	YES	NO
Is there an agricultural operation including <u>livestock facility</u> or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (if yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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13. History of the Subject Land:

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. Current Applications:

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No Yes Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

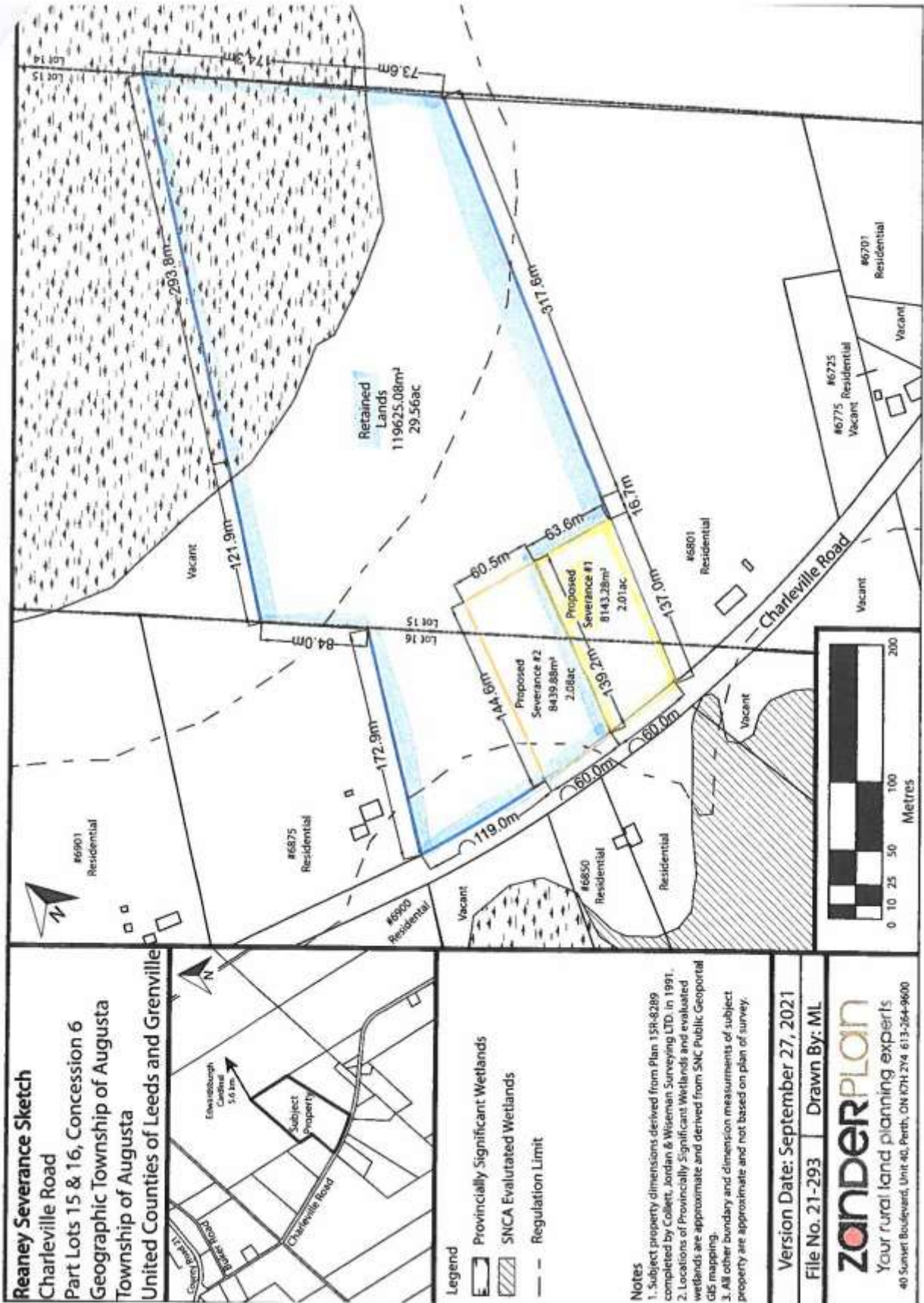
No Yes Unknown If yes, and if known, specify the appropriate file number and status of application.
Concurrent severance application for another severed lot

15. SKETCH: The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. OTHER INFORMATION: Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

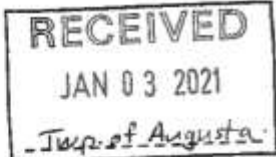
AUGUSTA TOWNSHIP



AUGUSTA TOWNSHIP



APPLICATION FOR CONSENT
 Under Section 53 of the Planning Act
 UNITED COUNTIES OF LEEDS AND GRENVILLE



Severance # 2

File No. B- 183-21

PLEASE NOTE: FEES ARE NON-REFUNDABLE ONCE APPLICATION HAS BEEN CIRCULATED

Roll Number 070600002015403

(Mandatory 15 digits)

Date consulted with Municipality: Nov 24 / 21

Date Accepted: December 21, 2021

1. **NAME OR OWNER(S):** David Reaney
ADDRESS, CITY/TOWN: 7525 County Road 21 Spencerville ON
POSTAL CODE: K0E 1X0 **TELEPHONE: (Home)** _____ **(Work)** _____
EMAIL ADDRESS: _____

2. **AGENT/APPLICANT:** Name of the person who is to be contacted about the application, if different than owner. Please include your email address. (This may be a person or firm acting on behalf of the owner – An owner's authorization is required if the applicant is not the owner)
ZanderPlan Inc.
ADDRESS, CITY/TOWN: P.O Box 20148, Perth On
POSTAL CODE: K7H 3M6 **TELEPHONE: (Home)** _____ **(Work)** 613-264-9600

3. **LOCATION OF THE SUBJECT LAND:** **MUNICIPALITY** Augusta
 Former Municipality: Augusta Concession No. 6 Lot No. Part Lot 15
 Registered Plan No.: _____ Lot(s) _____ Block(s) _____ Reference Plan No. 15R8289 Part 3
 Civic Address: Charleville Road
 Are there any easements or restrictive covenants affecting the subject land? Yes No

4. **PURPOSE OF THIS APPLICATION:** (Check appropriate box)
 Creation of New Lot Addition to a Lot An easement/right-of-way
 Other - Correction of Title, Or Lease
 Name of person(s), if known, to who this land or interest in land is to be transferred, leased or charged

* If a lot addition, identify on the required sketch the lands to which the parcel will be added

5. **DESCRIPTION OF LAND INTENDED TO BE SEVERED:**
 Frontage 60.0 m (metres) Depth Irregular (metres) Area (hectares) 2.08 ac/ 0.844 ha
 Existing Use Vacant Proposed Use Future Residential
 Number and use of buildings and structures:
 Existing None Proposed Future Residential Dwelling

6. **DESCRIPTION OF LAND INTENDED TO BE RETAINED:**
 Frontage 119.0 m (metres) Depth Irregular (metres) Area (hectares) 29.56 ac/ 11.962 ha
 Existing Use Vacant Proposed Use Same
 Number and use of buildings and structures: None

7. **WHAT TYPE OF WATER SUPPLY IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated water supply	<input type="checkbox"/>	<input type="checkbox"/>
Well (circle – dug or drilled)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal Well	<input type="checkbox"/>	<input type="checkbox"/>
Lake or other water body	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

Effective date September 2021

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8. **WHAT TYPE OF SEWAGE DISPOSAL IS PROPOSED?** (Check appropriate space)

	Severed Lot	Retained Lot
Municipally owned and operated sanitary sewers	<input type="checkbox"/>	<input type="checkbox"/>
Septic Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (Specify) _____	<input type="checkbox"/>	<input type="checkbox"/>

9. **TYPE OF ACCESS:** (Check appropriate space)

	Severed Lot	Retained Lot
Provincial Highway _____	<input type="checkbox"/>	<input type="checkbox"/>
County Road _____	<input type="checkbox"/>	<input type="checkbox"/>
Municipal road, maintained all year <u>Charleville Road</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal road, seasonally maintained _____	<input type="checkbox"/>	<input type="checkbox"/>
Right-of-way owned by _____	<input type="checkbox"/>	<input type="checkbox"/>
Water Access (Specify docking and parking facilities and distance of these facilities from the subject land and the nearest public road.) _____	<input type="checkbox"/>	<input type="checkbox"/>

10. **OTHER SERVICES:** (Check if the service is Available)

	Severed Lot	Retained Lot
Electricity	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
School Bussing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Garbage Collection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

11. **LAND USE:**

What is the existing UCLG Official Plan designation of the subject land? Rural Lands, PSW

What is the existing Municipal Official Plan designation of the subject land? Rural, PSW

What is the Zoning of the subject land? Rural (RU), Wetlands (PSW)

12. Please check YES or NO to the following:

USE OR FEATURE	YES	NO
Is there an agricultural operation including livestock facility or stockyard located on or within 1500 metres of the severed or retained land? (if yes, MDS calculations will be required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
** Are there any tile drains on the land to be severed; if present, show them on the application sketch.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a landfill within 500 metres of severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a sewage treatment plant or waste stabilization plant within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a Provincially Significant Wetland (Class 1, 2 or 3 Wetland) on the severed or retained lands or within 120 metres?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any portion of the land to be severed or retained located within a Flood Plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is any portion of the land to be severed or retained within 500 metres of a rehabilitated mine/pit/quarry site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a non-operating mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active mine/pit/quarry site within 1 kilometre of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an industrial or commercial use, including propane distributors, located within 500 metres of the severed or retained land? (If yes, specify the use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an active railway line within 300 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there a municipal or federal airport within 500 metres of the severed or retained land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any Utility corridor(s) (i.e. towers, etc.) located on the severed or retained lands or within 500 metres?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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13. **History of the Subject Land:**

Has the subject land ever been the subject of an application for approval of consent or a plan of subdivision under the Planning Act? No Yes Unknown If yes and if known, provide the application file number and the decision made on the application, the dates of transfers, the names of the transferees and the land use:

Has any land been severed from the parcel originally acquired by the owner of the subject land? No Yes If yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

14. **Current Applications:**

Is the subject land currently the subject of a proposed UCLG and/or Municipal Official Plan Amendment(s)?

No Yes Unknown If yes, and if known, specify the appropriate file number and status of application(s).

Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

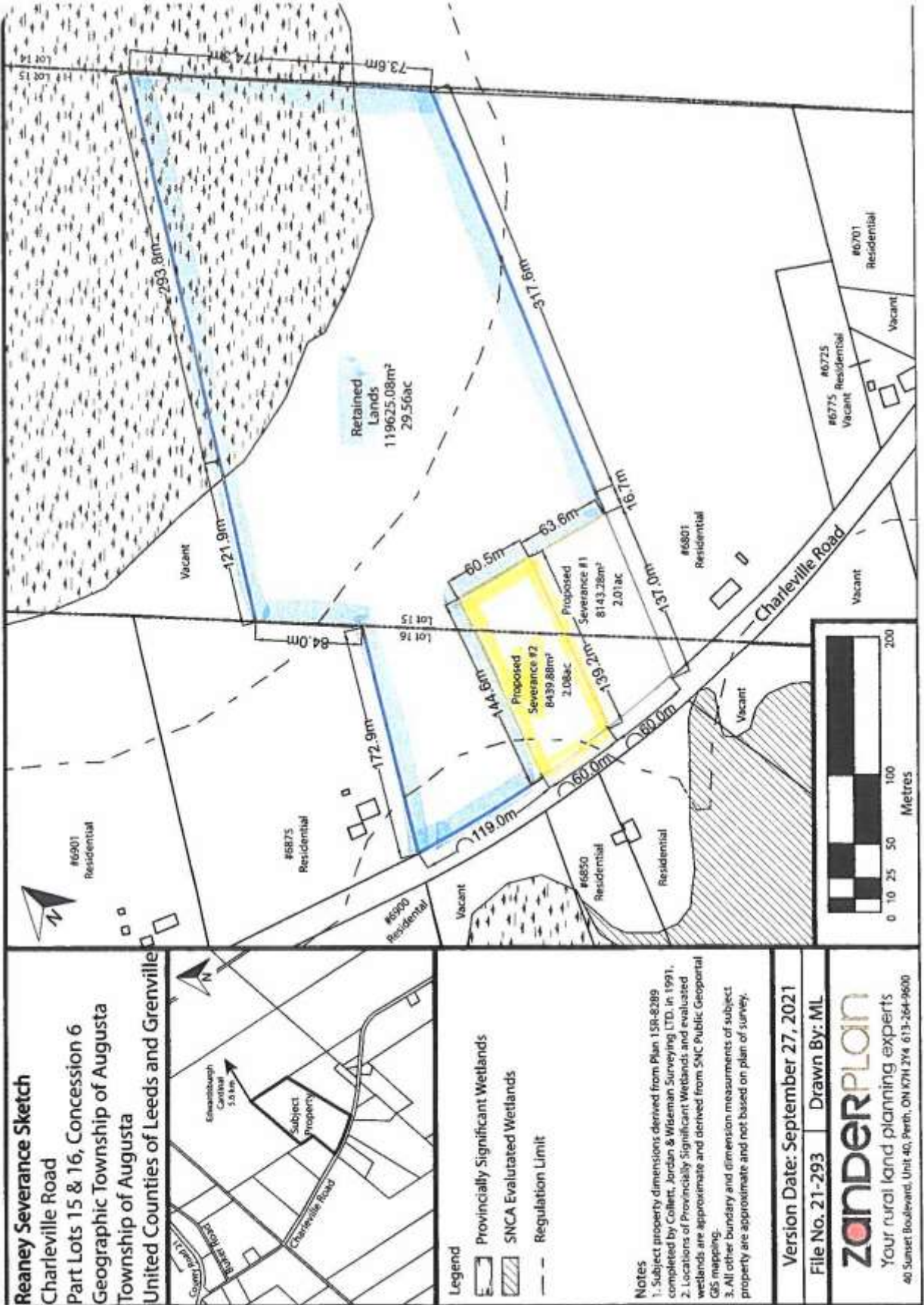
No Yes Unknown If yes, and if known, specify the appropriate file number and status of application.
Concurrent consent application to create a new lot

15. **SKETCH:** The application shall be accompanied by a sketch **no larger than 8.5" by 14"** showing the following:
Please refer to the sample sketch on page 6 of this form.

- The dimensions of the subject land, outline the part that is to be severed in yellow and the part that is to be retained in blue.
- The dimensions of any land owned by the owner of the subject land and that abuts the subject land, the distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge.
- The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
- The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- The existing use(s) on adjacent lands.
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right-of-way.
- If access to the subject land is by water only, the location of the parking or boat docking facilities to be used.
- The location and nature of any easement affecting the subject land.

16. **OTHER INFORMATION:** Is there any other information that you think may be useful to the Consent Granting Authority or other agencies in reviewing this application? If so, explain below or attach a separate page.

AUGUSTA TOWNSHIP



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Krista Weidenaar
Secretary-Treasurer
25 Central Avenue West, Suite 100
Brockville, ON K6V 4N6

January 21, 2022

To Krista Weidenaar,

We are appealing Notice of Consent Applications B182-21 and B183-21 which arrived at our house on Christmas Eve. These notices propose that two additional residential lots be severed from the property in question within 60 metres of our property.

We moved here to Charleville Road in rural Prescott four years ago to get away from highly populated areas and into the country. We had enough of town living, and we do not want to end up living on a loaded up street with as many houses as possible. The traffic here is already too busy on Charleville Road.

Now you are telling us that an additional three more houses could potentially be put up within metres of us. We do not consent to any more residential lots being put in our immediate area than have already been put in place. We have looked all over the region, and this is one of the few remaining areas with a pocket of predominantly forested area. It should be preserved as well and as pristinely as possible.

Human development is not everything in this case. It inevitably comes at a cost to the existing residents and the environment.

I repeat: We do not consent to two more residential lots being created on Charleville Road. Preserve a little wildness on this road for future generations to experience.

Sincerely,

Andras Kiss and Esther Kiss

P.S. Who granted the Leeds and Grenville Consent Granting Authority its authority? It should be working in the best interests of the most people, and with a long-term vision of preserving existing environmental havens like this for turtles, frogs and various species of large birds.

AUGUSTA TOWNSHIP



January 26, 2022

Leeds and Grenville Consent Granting Authority
25 Central Avenue West, Suite 100
Brockville, ON K6V 4N6

Dear Krista:

**RE: Applications for Consent B182-21 and B183-21
David Reaney
Part of Lots 15 and 16, Concession 6, Geographic Augusta**

In follow up to comments received on the above-noted consent applications, I am writing to provide additional information to the County with regard to the proposed severances.

The subject property consists of approximately 34 acres of land, with approximately 240 metres of frontage on Charleville Road, in the Township of Augusta. The property is undeveloped at this time. The rear of the property includes lands identified as Provincially Significant Wetland, along with the required 120 metre Influence Area to protect the Wetlands. There are also wetlands identified across Charleville Road. As shown on the sketch prepared by my office, there is a significant amount of land on the subject property that is outside of the natural heritage constraints, where development could be considered.

The owner is proposing to sever two lots in the southwest corner of the subject property, each consisting of approximately 2 acres with 60 metres of frontage on Charleville Road. The retained lands would have a total area of approximately 29.5 acres, with 119 metres of frontage on the road. Each of the two severed lots and the retained parcel would be appropriate for residential development in the future; it is notable that the property owner intends to keep ownership of the retained lands for his own use, with no development proposed or planned.

The South Nation Conservation Authority has provided comments on the proposed severances, noting the presence of Provincially Significant Wetlands and requesting that an Environmental Impact Study be completed as a condition of severance approval. The property owner has no objection to this requested condition, and understands that any recommendations that fall out of this study will be relayed to any future property owners, which will guide development on the lots.

The subject property falls within the Rural Policy Area designation in the Township's Official Plan, along with the rear portion being designated as Provincially Significant Wetland (PSW), as

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shown in Figure 1 below. The Rural Policy Area designation policies are included in Section 3.1 of the Township's Official Plan, and note that, while development and economic activity is generally encouraged to be located in villages and settlement areas, residential development is permitted on Rural lands. Per Section 3.1.2.1 of the Plan, the development of the subject properties will take on private services. Section 3.1.3.2 of the Plan notes that up to three lots, including the retained parcel, can be created from a Rural land holding. Section 3.1.6 of the Plan notes that the minimum lot area shall generally be 0.8 ha/2 acres of land.



Figure 1: Location of Subject Property on Augusta Township Official Plan Schedule A

Section 9.4.2 of the Plan speaks specifically to the Consent process, noting that the size and shape of lots should be considered for appropriate development. Section 9.4.2.4 requires frontage on a public road for all lots created by Consent, which will be the case with the subject lots. Section 6.0 of the Plan speaks to natural heritage matters including wetlands. As noted, an Environmental Impact Study will be required as a condition of severance approval, with any recommendations to be implemented on future development of the lots.

Overall, the proposed severances would be permitted under the Township's Official Plan policies for the Rural designation, and would meet the intent of the other policies in the Plan.

The subject property is zoned in the Rural (RU) zone in the Township's Zoning By-law 2965-2012, as shown in Figure 2 below, with the rear of the property falling in the Wetlands (PSW) zone. The Rural zone permits lots with a minimum area of 8,000 m²/2 acres, and a minimum of 30 metres of frontage. Both of the proposed severed lots as well as the retained lot would meet/exceed these requirements.

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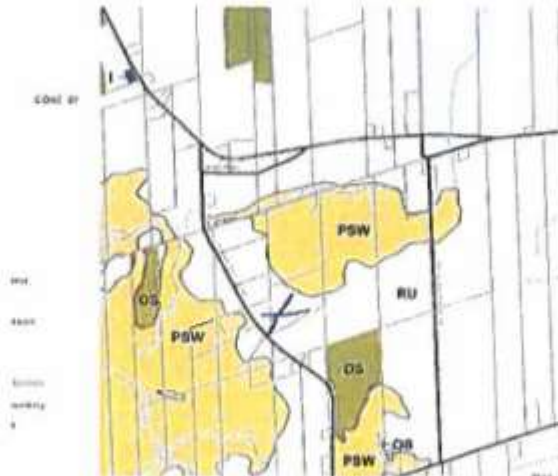


Figure 2: Location of Subject Property on Augusta Township Zoning By-law Schedule D

The Provincial Policy Statement, 2020, issued under the authority of Section 3 of the *Planning Act*, identifies matters of Provincial interest that must be considered when development is being proposed. Approval authorities must be satisfied that the proposed development is consistent with the policies of the 2020 Provincial Policy Statement (PPS).

Section 1.0 of the PPS speaks to Building Strong Healthy Communities, noting that efficient development and land use patterns should be considered, along with ensuring an appropriate range and supply of housing opportunities, and avoiding public health and safety concerns. Outside of Settlement Areas, Rural lands do permit "residential development, including lot creation, that is locally appropriate." The proposed severances will face to an existing municipal road where appropriate infrastructure is already in place, will create lots that contribute to the supply of housing opportunities in the Township, and are similar in size to surrounding residential lots in the Township. As noted in Section 1.1.5 of the PPS, permitted uses include "residential development, including lot creation, that is locally appropriate." The proposed new lots will be in similar in character to many of the other rural lots in the Township. There are no land use compatibility issues to be considered under Section 1.2.6, as there are no major facilities located within proximity to the site.

Section 1.4 of the PPS speaks to Housing, noting an intent for municipalities to provide a range of housing types and densities, and to have a sufficient supply of housing to meeting their growth needs. The creation of two residential lots that are of an appropriate size to meet the Township's policies will contribute to the housing opportunities for residents of the Township. Per Section 1.6.6, as there are no municipal services located within proximity to the subject property, the severed and retained lands would be serviced with individual wells and septic systems. Any requirements for stormwater management, as noted in Section 1.6.6.7, will be

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considered at the time of development of the lots. Appropriate municipal infrastructure and frontage on an opened and maintained public road are assets to the proposed lot creation in this location.

Section 2.0 of the PPS speaks to the Wise Use and Management of Resources. In considering Section 2.1, it is notable that there are some natural heritage features identified within proximity to the subject property. As requested by the Conservation Authority, an Environmental Impact Study will be completed to address the natural heritage features, with any recommendations or mitigation measures to be implemented on future development. In considering the Water policies in Section 2.2, the subject lands will be serviced with an individual drinking water well, consistent with other rural lands, and stormwater will be addressed at the time of development. In considering the Agriculture policies in Section 2.3, the subject property is not located in an area where Prime Agricultural Lands have been identified, and there are no identified livestock buildings in proximity to the subject lands that would require the completion of the Minimum Distance Separation formula.

There are no known Minerals and Petroleum resources on or in proximity to the site that would need to be considered under Section 2.4, nor any Mineral Aggregate Resources that would need to be considered under Section 2.5. There are no identified Cultural Heritage or Archaeological Resources that have been identified on or within proximity to the site. In considering Section 3.0 Protecting Public Health and Safety, there are no known Natural Hazards such as floodplains or dynamic beaches, nor any known Human-Made Hazards on or in proximity to the site.

Overall, the proposed severances on the subject property can be considered consistent with the policies in the 2020 Provincial Policy Statement.

In summary, the property owner is proposing the creation of two new lots that meet the minimum size and frontage requirements of the Township's policies. Lot creation is permitted in this area, the proposal meets the intent of the policies in the Township's Official Plan, is compliant with the Zoning By-law, and is consistent with the policies in the 2020 Provincial Policy Statement.

Should you require any additional information, please don't hesitate to contact me.

Respectfully,

Tracy Zander, M.Pl, MCIP, RPP

P.O. Box 20148 Perth, Ontario K7H 3M6 ph. 613-264-9600 fax: 613-264-9609 www.zanderplan.com

AUGUSTA TOWNSHIP

Conservation Partners Partenaires en conservation



Via E-mail (Krista.Wiedenaar@uclg.on.ca)

January 25, 2022

Ms. Krista Wiedenaar
Secretary/Treasurer of Consent Granting Authority
25 Central Ave. West, Suite 100
Brockville, ON
K6V 4N6

**Re: Applications for Consent
B-182-21 and B-183-21
Township of Augusta
Applicant: David Reaney
Roll Number: 070600002015403**

Dear Ms. Wiedenaar,

South Nation Conservation (SNC) has reviewed the above-noted applications to create three vacant residential lots.

We have considered the impact of the applications on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020), issued under Section 3 of the *Planning Act*, 1990. The following natural heritage features and natural hazards were considered, based on a desktop review.

Natural Heritage Features (S.2.1 PPS):	Natural Hazards (S.3.1 PPS):	Clean Water Act (2006)
Significant wetlands	Hazardous lands	Source Protection Areas
Significant woodlands	<i>Flooding</i>	
Significant valleylands	<i>Erosion</i>	
Significant wildlife habitat	Hazardous sites	
Significant Areas of Natural and Scientific Interest	<i>Unstable soils</i>	
	<i>Unstable bedrock</i>	
Fish habitat		

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In addition, the review considered the Source Water Protection Agreement between the Township of Augusta and SNC. We offer the following comments on the applications.

Natural Heritage

Provincially Significant Wetlands

The north end of the retained lot contains a Provincially Significant Wetlands (PSW). A portion of the wetland is also present on the south side of Charleville Road, across from the subject property. These features are identified on Schedule A of the Township of Augusta Official Plan.

Development and site alteration are not permitted within a PSW. Section 6.1.6 of the Township of Augusta Official Plan requires development and site alteration within 120 metres of a PSW to prepare an environmental impact study (EIS) demonstrating that the proposed development and future use of the property will have no negative impacts on the PSW and its ecological function.

Approximately 170 m of Charleville Road falls within the adjacent lands to a Provincially Significant Wetland. This includes the road frontage of the retained lot and consent application B-183-21.

For the retained lot, the adjacent lands for the PSW at the north end of the property begins approximately 200 m north of Charleville Road.

Regulatory Requirements

SNC implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses, developed under Section 28 of the Conservation Authorities Act.

Please note that any development, including grading, fill placement, and structures, within or 120 m adjacent to a Provincially Significant Wetland will require a permit from SNC, and restrictions may apply.

Conclusion

SNC does not object to the applications; however, we request the following conditions be included in the decision:

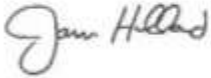
- 1. The applicant submits an Environmental Impact Statement (EIS) for the severed and retained lots demonstrating that the proposed development and future use of the lots will have no negative impacts to the Provincially Significant Wetland and its functions, to the satisfaction of South Nation Conservation. The EIS should consider both potential ecological and hydrologic impacts, include a screening for species at risk and the habitat of species at risk, and provide suitable locations for building envelopes to mitigate impacts.**

AUGUSTA TOWNSHIP

2. The applicant submits a written acknowledgement stating that future transferees of the retained and severed lots will be notified of the final Environmental Impact Statement and South Nation Conservation's Regulation Limit, under O. Reg. 170/06.

I trust the above is to your satisfaction. Please feel free to contact our office if there are any questions or concerns.

Kind regards,



James Holland, MSc RPP
Watershed Planner
South Nation Conservation

AUGUSTA TOWNSHIP

GIS imagery 2019 - Reaney Property and Area Developed/Vacant lots



2022-01-26, 12:54:35 p.m.

- Parcel
- OP B Designation
- Significant Woodlands
- Publicly Owned Lands
- Boundary

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Natural Resources and Forestry, United Counties of Leeds and Grenville,
Ontario Ministry of Natural Resources and Forestry - Provincial Mapping Unit,
Leeds Grenville GIS

Disclaimer: This data provided is for information purposes only. JCLG is not liable for positioning, inaccuracies, subsequent updates, errors or omissions of data.

AUGUSTA TOWNSHIP

TO: AGRICULTURE AND RURAL AFFAIRS COMMITTEE

DATE: February 2, 2022

RE: Official Plan Amendments to the United Counties of Leeds and Grenville
Official Plan : Additional Residential Unit Policies and Aggregate
Resources Amendments

AUTHOR: Barbara Kalivas, Planner (Interim) – prepared January 27, 2022

RECOMMENDATION:

THAT the planner's staff report regarding Official Plan Amendments to the United Counties of Leeds and Grenville Official Plan be received by the Agriculture and Rural Affairs Committee, as information.

PURPOSE:

The purpose of this report is to bring these recent two Official Plan Amendment (OPA) matters to the attention of this Committee. A staff report to Council was provided December 13, 2021. The following provides a very brief overview.

Additional Residential Unit Amendment Policies

This OPA has since been approved by the United Counties of Leeds and Grenville and introduces language in the Counties Official Plan to permit additional dwelling units on residential type properties/structures. This amendment is in keeping with the provincial policy directives which permit one unit in a dwelling and also one unit in an accessory building. The Township currently permits one added secondary dwelling unit within a dwelling or one detached dwelling unit associated with a single detached dwelling, semi-detached or townhouse dwelling, subject to certain provisions, e.g. being 45% of the size of the main dwelling. The provincial directive being now that two such additional units could be permitted (one from within a dwelling type and one detached from a dwelling) not just one secondary unit. This is a directive to increase the supply of housing/affordable housing units. As such, the Counties has introduced general added dwelling unit language in their Official Plan to permit added residential units that may occur at the local levels. The Township's own Planning documents would require consideration and amendment if the Township were to consider an additional dwelling unit opportunity on properties.

Aggregate Resources Amendment

New mapping identifying Bedrock Resource Areas and Sand/Gravel Resource Areas and policy language is to be introduced to the Counties Official Plan to regulate such activities and to protect these identified resources in the Counties. This amendment was anticipated when the initial Counties Official Plan was prepared and is required to ensure compliance with the Provincial Policy Statement (2020) to protect such resources.

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The policies/mapping identify Bedrock Resources and Sand/Gravel deposits in the Counties. The mapping and related policies dictate where aggregate resource extraction itself (pits and quarries) are not to be permitted, such as within a Settlement Area or within 500 m of a Settlement Area, within 500 m of a lake or river, within wetlands and within 120 m of a provincially significant wetland. With the exception of these constrained/buffered areas, almost the entirety of the Township of Augusta is delineated as a Bedrock Resource Area (hatched areas on the map), with mainly tertiary sand and gravel resources/deposits denoted on the map (in yellow on the map) and holds quarry or pit extraction potential. **Refer to the attached map.**

The County Official Plan amendments will require certain new lot developments in proximity to mapped aggregate resources to be supported by a qualified planning consultant rationale study, if within 300 m of a sand/gravel resource and 500 m from Bedrock Resource Areas, unless they are in areas/uses that are otherwise exempt from requiring a study. Exempted areas include where new development is proposed outside of an existing cluster of development in the Agriculture or Rural areas, if an expansion of an agricultural use is proposed, an agriculture-related use/on-farm diversified uses, new agricultural use (only) lots, the severance of a surplus farm dwelling in an agricultural designation-as no new building lot is created in such situations, lot line adjustments, rezoning of land for commercial/industrial or recreation use in the Agriculture or Rural designations, provided no new dwellings or accommodation are proposed. Applications for site plan or minor variance are also exempted from requiring supporting studies. New lot creation within Settlement Areas would also be exempted.

The purpose of this report is to bring this proposed/pending amendment to the attention of the Committee. This amendment will warrant future consideration and assessment for new residential lot creation, institutional uses, and Official Plan Amendments as they would appear to require a supportive consultant's study, if not falling within an exempted area as provided in the Counties policies.

The cost of such a supportive study, were required (and possible peer review, if deemed necessary) would need to be borne by severance applicants.

Full information regarding this amendment is available on the Counties website [www.leedsgrenville.com] specifically the mapping [www.leedsgrenville.com/aggregateplan].



Barbara Kalivas,
Planner (Interim)

Attachment: Aggregates OPA map-Counties.

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